



FOR SALE

SITE

children'shealth?

CORE DALLAS PAD FOR SALE

1330 EMPIRE CENTRAL DR | DALLAS, TX 75247



MADDOX GRAHAM | 405.371.0187
mgraham@drexelrealtypartners.com

TYLER GRISHAM | 214.263.1457
tgrisham@drexelrealtypartners.com

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DREXEL REALTY
PARTNERS

AVAILABLE:

- » 0.92 AC

PRICING:

- » Contact Broker

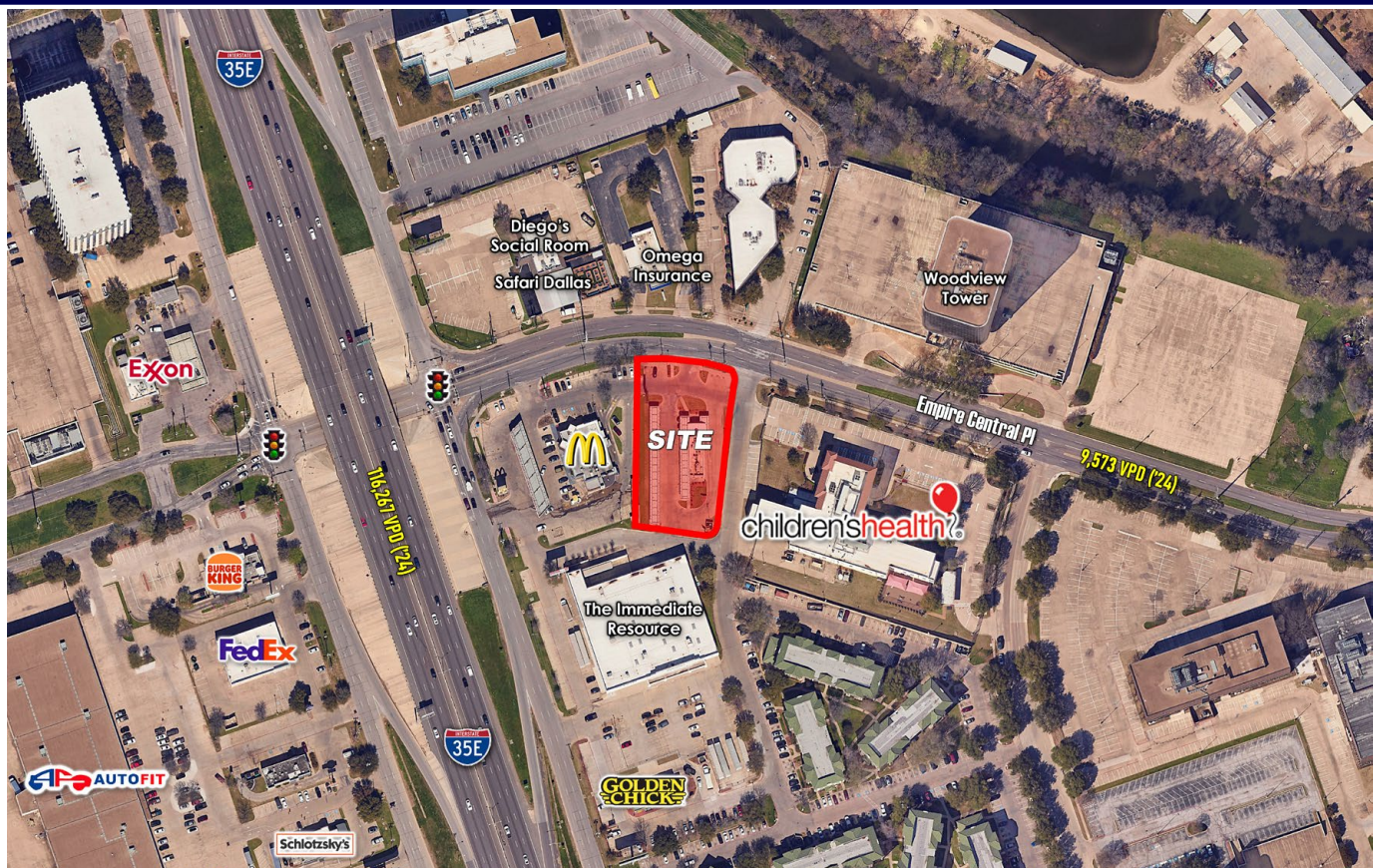
HIGHLIGHTS:

- » Located less than 8 Miles from DFW International Airport
- » Prominent position surrounded by strong retail anchor users
- » Cross access to adjacent parcels

TRAFFIC COUNTS:

- » Empire Central Pl: 9,573 VPD ('24)
- » I-35E: 116,267 VPD ('24)

LOCAL RETAILERS:



2025 Population

1 Mile	2,843
3 Mile	65,922
5 Mile	287,768



Daytime Pop

1 Mile	29,585
3 Mile	166,465
5 Mile	505,722



Households

1 Mile	1,043
3 Mile	27,795
5 Mile	131,083



Avg. HH Income

1 Mile	\$61,867
3 Mile	\$92,792
5 Mile	\$153,115

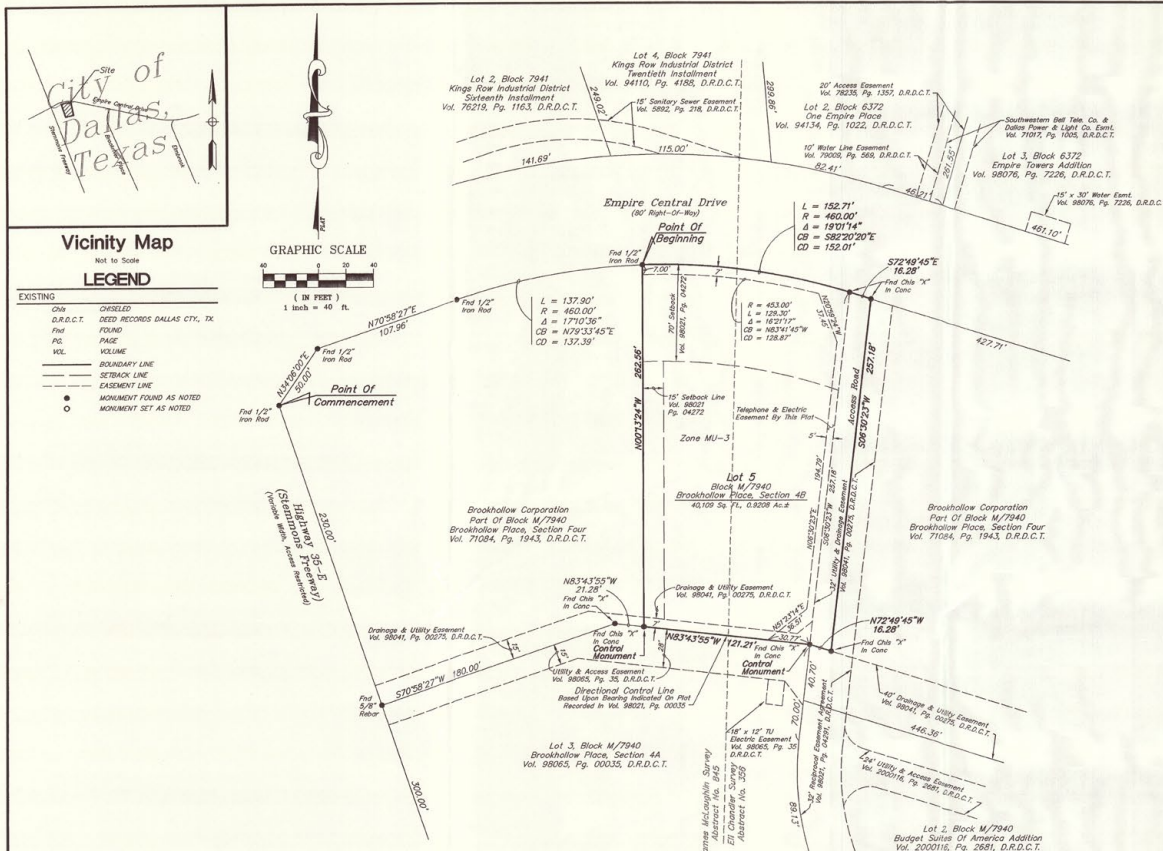


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OWNERS CERTIFICATE:

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, SONIC RESTAURANTS, INC., an Oklahoma Corporation, is the owner of a certain tract of land situated in the ELI CHANDLER SURVEY, ABSTRACT NO. 356 AND THE JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845, Dallas County, Texas; said tract being part of Section Four, Brookhollow Place, Block M/7940, on addition to the City of Dallas, according to the plat thereof recorded in Vol. 71084, Pg. 1943, Deed Records of Dallas County, Texas; with Deed to Owner as recorded in Volume 200101, Page 227 of Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod at the most Southerly Northwest corner of said Block M/7940 and being the intersection of the Northeast right-of-way line of Interstate Highway 35-E (Stammons Freeway, variable width) with its intersection of the most Southerly end of a cornerplat for the South right-of-way line of Empire Central Drive (80' R.O.W.);

THENCE in an Easterly direction, along the South right-of-way line of said Empire Central Drive and the North line of said BROOKHOLLOW PLACE, Section Four as follows:

THENCE North 34°56'00" East, along said cornerplat a distance of 50.00 feet to a found 1/2 inch iron rod for an angle point;

THENCE North 70°58'27" East, a distance of 107.96 feet to a found 1/2 inch iron rod for a point of curvature;

THENCE along said curve to the right with an arc length of 137.90 feet, a radius of 460.00 feet, a central angle of 17°10'36", a chord length of 137.19 feet and a chord bearing of North 79°33'45" East to a found 1/2 inch iron rod and the PLACE OF BEGINNING of this herein described tract of land;

THENCE continuing along said curve to the right and the common line between said Empire Central Drive and said BROOKHOLLOW PLACE, Section Four, with an arc length of 152.71 feet, a radius of 460.00 feet, a central angle of 19°01'14", a chord length of 152.01 feet and a chord bearing of South 82°00'20" East to a found chiseled "X" in concrete at a point of tangency;

THENCE South 72°49'45" East, along the South right-of-way line of said Empire Central Drive and the North line of said BROOKHOLLOW PLACE, Section Four, a distance of 16.28 feet to a found chiseled "X" in concrete marking the Northeast corner of this herein described tract of land;

THENCE South 06°30'23" West, a distance of 237.18 feet to a found chiseled "X" in concrete marking the Southeast corner of this herein described tract of land;

THENCE North 72°49'45" West, a distance of 16.28 feet to a found chiseled "X" in concrete marking the Northeast corner of Lot 3, Block M/7940 of BROOKHOLLOW PLACE, Section 4A, as recorded in Volume 98065, Page 00035 of the Deed Records of Dallas County, Texas;

THENCE North 83°43'53" West, along the North line of said BROOKHOLLOW PLACE, Section 4A, a distance of 121.21 feet to a found chiseled "X" in concrete marking the Southwest corner of this herein described tract of land;

THENCE North 00°12'24" West, a distance of 262.56 feet to the PLACE OF BEGINNING and containing 40,109 square feet or 0.9208 acres of land, more or less.

DEDICATION:

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, SONIC RESTAURANTS, INC., acting by and through its duly authorized agent, STANLEY S. JESKA, does hereby adopt this plat designating the herein above described property as BROOKHOLLOW PLACE, SECTION 4B, on addition to the City of Dallas, Dallas County, Texas. The easement shown thereon is hereby reserved for the purpose indicated. The maintenance of paving on the utility easement is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growth shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growth which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all said easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity of anytime of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS my hand at Oklahoma City, Oklahoma, this 15th day of July, 2001.

BY: SONIC RESTAURANTS, INC.

BY: Stanley S. Jeska, Vice President of Development

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before Me, the undersigned authority on this day personally appeared Stanley S. Jeska, Vice President of Development, SONIC CORPORATION, a Delaware corporation, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office, this 15th day of July, 2001.

Notary Public in and for the State of Oklahoma



FINAL PLAT
BROOKHOLLOW PLACE SECTION 4B
LOT 5, BLOCK M/7940
A REPLAT OF PART OF
BROOKHOLLOW PLACE, SECTION FOUR, BLOCK M/7940
VOLUME 71084, PAGE 1943
DEED RECORDS OF DALLAS COUNTY, TEXAS
AND SITUATED IN THE
ELI CHANDLER SURVEY, ABSTRACT NO. 356
AND
JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S201-186
APRIL 2001

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert T. Armstrong, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas.

Robert T. Armstrong, R.P.L.S. No. 367 7/12/01



STATE OF ARKANSAS

COUNTY OF BENTON

Before Me, the undersigned authority on this day personally appeared Robert T. Armstrong, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office, this 14th day of July, 2001.

Notary Public in and for the State of Arkansas



Owner:

SONIC CORPORATION
101 Park Avenue
Oklahoma City,
OK 73102
Stanley S. Jeska, VP
(800) 517-6642

Plat Prepared By:

CEI ENGINEERING ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
3317 SW 11th Street
Bentonville, AR 72712
(501) 223-3472
Fax (501) 223-0844
-EO NO. 16028



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PARTNERS

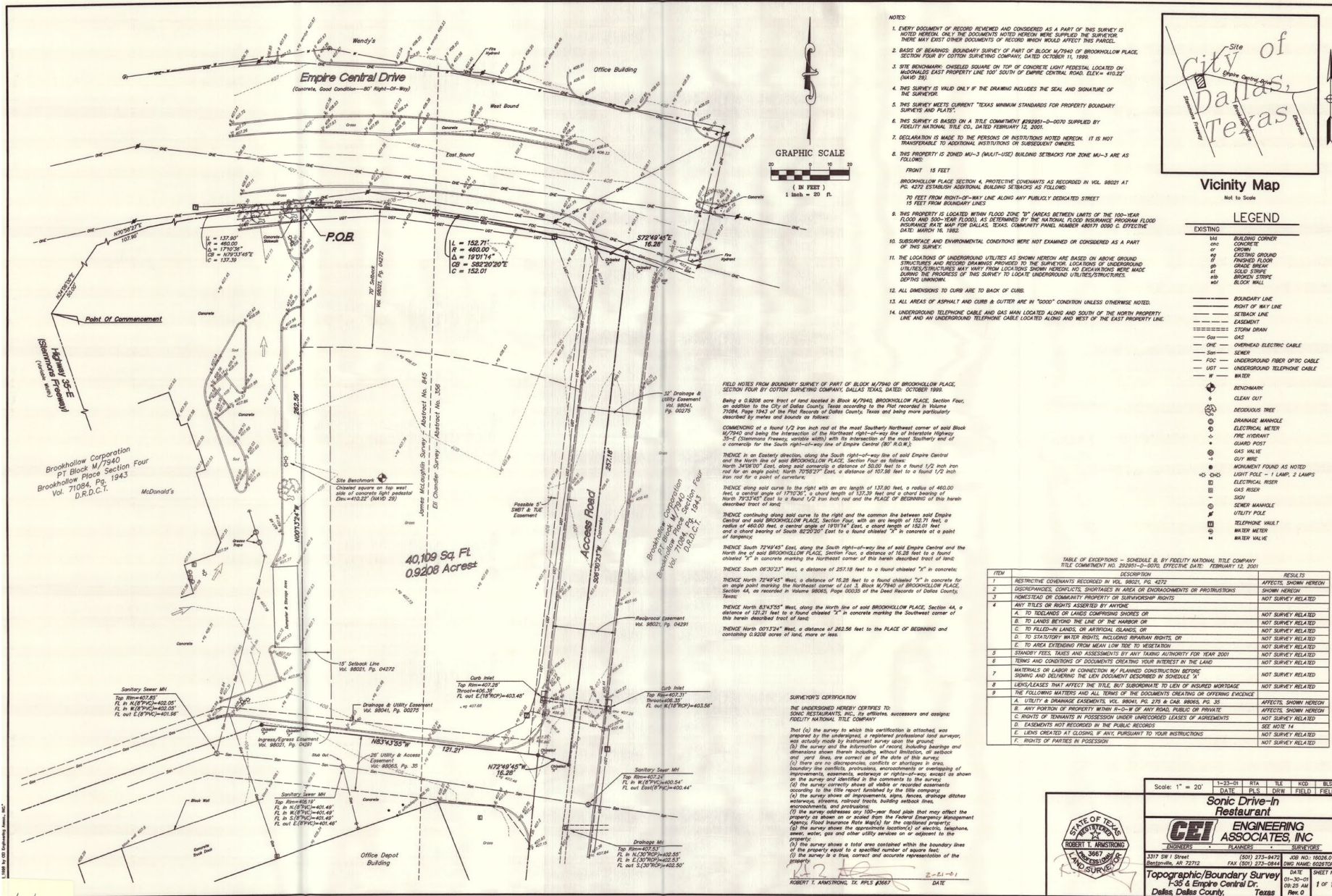
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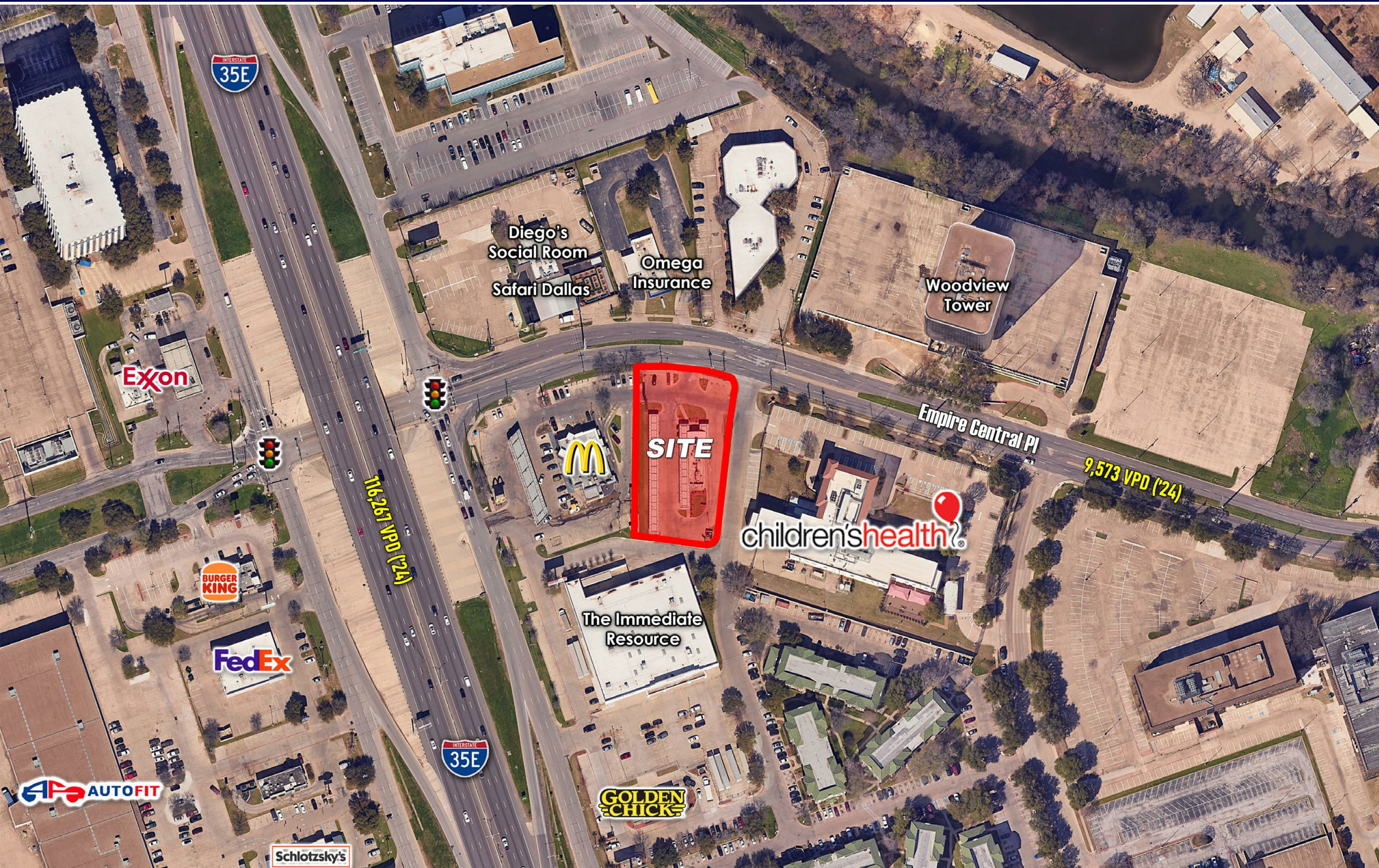
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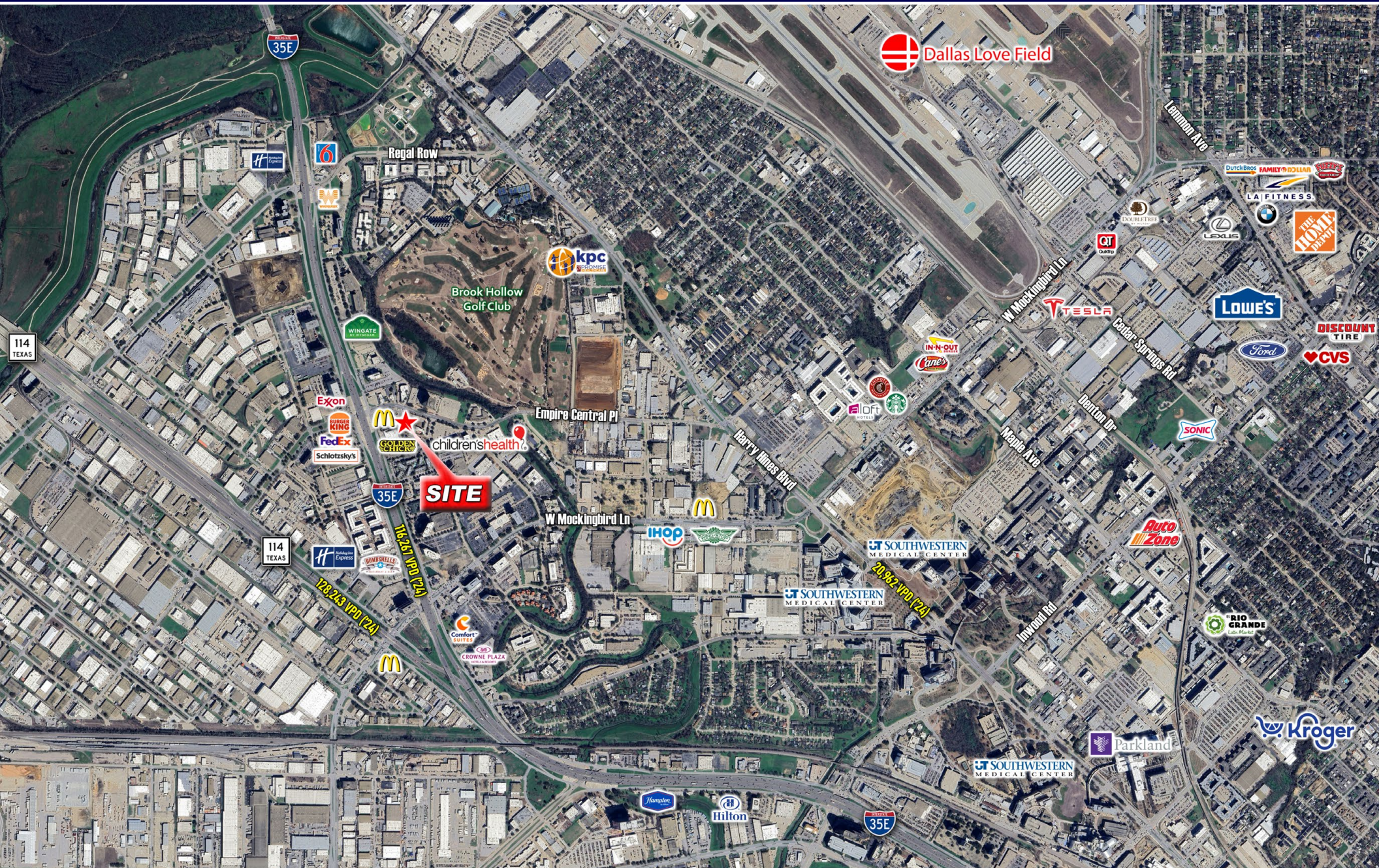
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DRP RE, LLC dba Drexel Partners	9016185	TGrisham@drexelrealtypartners.com	214.263.1457
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tyler Grisham	591398	TGrisham@drexelrealtypartners.com	214.263.1457
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Maddox Graham	770735	MGraham@drexelrealtypartners.com	405.371.0187
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1